

SECTION '2' – Applications meriting special consideration

Application No : 10/02210/FULL1

Ward:
Crystal Palace

Address : 6 Lullington Road Penge London SE20
8DF

OS Grid Ref: E: 534393 N: 170353

Applicant : Westminster Wealth Management

Objections : NO

Description of Development:

Two storey side extension and conversion of property into 1 one bedroom and 1 two bedroom flats.

Proposal

- The proposal seeks permission for a two storey side extension and conversion of the property into 1 one bedroom and 1 two bedroom flats.
- The side extension will be built up to the property boundary that is adjacent to the public footpath.

Location

The application site is located on the north-eastern side of Lullington Road, and hosts a two storey semi-detached dwellinghouse which is currently in single occupancy.

The property is located directly adjacent to a public footpath which provides permanent separation between the application site and the adjoining site.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations were received.

Comments from Consultees

Waste Services were consulted on the application and it was stated that all refuse and recycling should be left at edge of curbside.

From the point of view of the Highways Engineers, it was considered that the site is located within an area of moderate PTAL (level 4). No additional parking would be provided and it was considered that this may be justified on the basis that the site is considered accessible to public transport links.

By not providing car parking facilities for the resident, cleaner travel choices will be promoted and as such it was the opinion of the Highways Engineers that the development would not have an adverse impact upon parking or traffic within the local road network. However, one cycle parking space per unit should be encouraged.

From an Environmental Health point of view, it was considered that the measurements provided on the plans are deemed to be adequate in terms of room sizes. The question of a means of escape window has been raised with the applicant, and this will need to be addressed under Building Regulations at a later stage. As a result no objection has been raised.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan and the London Plan:

- BE1 Design of New Development
- H8 Residential Extensions
- H9 Side Space
- H11 Residential Conversions

Planning History

A planning application for the same proposal was refused under ref. 10/01384 for the following reasons:

The proposal does not comply with the Council's requirement for a minimum 1 metre side space to be maintained to the flank boundary in respect of two-storey development in the absence of which the extension would constitute a cramped form of development, out of character with the street scene, conducive to a retrograde lowering of spatial standards to which the area is at present developed and contrary to Policy H9 of the Unitary Development Plan; and

The proposal results in an unsatisfactory sub-division of the property in that there is insufficient space to provide a two bedroom unit in the manner proposed, contrary to Policies BE1 and H11 of the Unitary Development Plan.

The applicant has provided information regarding the public footpath and the proposal in relation to overcoming the first refusal ground, and the second refusal ground has also been addressed through the submitted plans.

Conclusions

Members may considered that the main issues relating to the application are the effect that it would have on the character of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties, along with whether the resulting accommodation will provide a satisfactory living environment for the intended occupiers.

The two storey side extension will be located adjacent to an existing two storey rear appendage and will be effectively built up to the north-western property boundary. Whilst this in effect is contrary to Policy H9 of the Unitary Development Plan, which seeks for a minimum of 1 metre separation between the flank elevation and property boundary of any two storey development, the property boundary in question is actually adjacent to a footpath. Therefore Members may consider that despite the absence of a 1 metre separation, unrelated terracing would not occur due to the location of the footpath, and the spatial standards of the area will not be detrimentally affected as the footpath will retain the open nature of this area.

In respect of single occupancy dwellinghouses being converted into two or more self-contained residential units, this accommodation will be acceptable according to Policy H11 of the Unitary Development Plan provided that the amenities of the occupiers of neighbouring properties will not be harmed by loss of privacy, daylight or sunlight, or noise and disturbance; the resulting accommodation will provide a satisfactory living environment for the intended occupiers; on street or off-street parking will not cause unsafe or inconvenient highway conditions nor affect the character or appearance of the area; and the proposal will not lead to the shortage of medium or small sized family dwellings in the area.

In this instance, the Highways Engineers considered that the lack of parking provision within the proposal would not lead to a prejudicial impact upon the area or the future occupiers of the area due to the moderate PTAL level in the area and the accessibility to public transport in the area.

The separation between the proposed two storey side extension, the remainder of the application property and the adjacent properties should not be further detrimental to the daylight, sunlight, or amenities of the residents of the neighbouring properties than exists at present. The proposed two storey side extension is to be located to the north-east of the existing two storey rear appendage, therefore this element should not further impact upon the amenities or outlook of the residents of Number 4. However whilst the lack of minimum separation between the flank property boundary and the flank elevation of the two storey side extension will create an additional bulk up to the property boundary which will be visible from the roadside, it may be considered that this element should not adversely affect the character of the streetscene or the area in general.

Whilst objection was raised to the previously refused application from an Environmental Health point of view, this was due to the plans not being drawn out to the correct scale, leading to the room sizes appearing too small to provide acceptable standards of living accommodation. This has now been addressed by the applicant and the objections have been withdrawn by the Environmental Health team.

As such, Members may consider that the conversion of this property into 1 one bedroom and 1 two bedroom flats is acceptable as whilst the proposed two storey side extension will be built up to the property boundary, the spatial standards of the area will not be detrimentally affected as the footpath will remain between the flank property boundary and the adjacent property. In addition, no technical objections are raised from an Environmental Health or Highways point of view, and on balance the scheme is acceptable.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/01384 and 10/02210, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|---|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC04 | Matching materials |
| | ACC04R | Reason C04 |
| 3 | ACI17 | No additional windows (2 inserts) flank extension |
| | ACI17R | I17 reason (1 insert) BE1 and H8 |

Reasons for granting permission:

In granting permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

- BE1 Design of New Development
- H8 Residential Extensions
- H9 Side Space
- H11 Residential Conversions

The development is considered to be satisfactory in relation to the following:

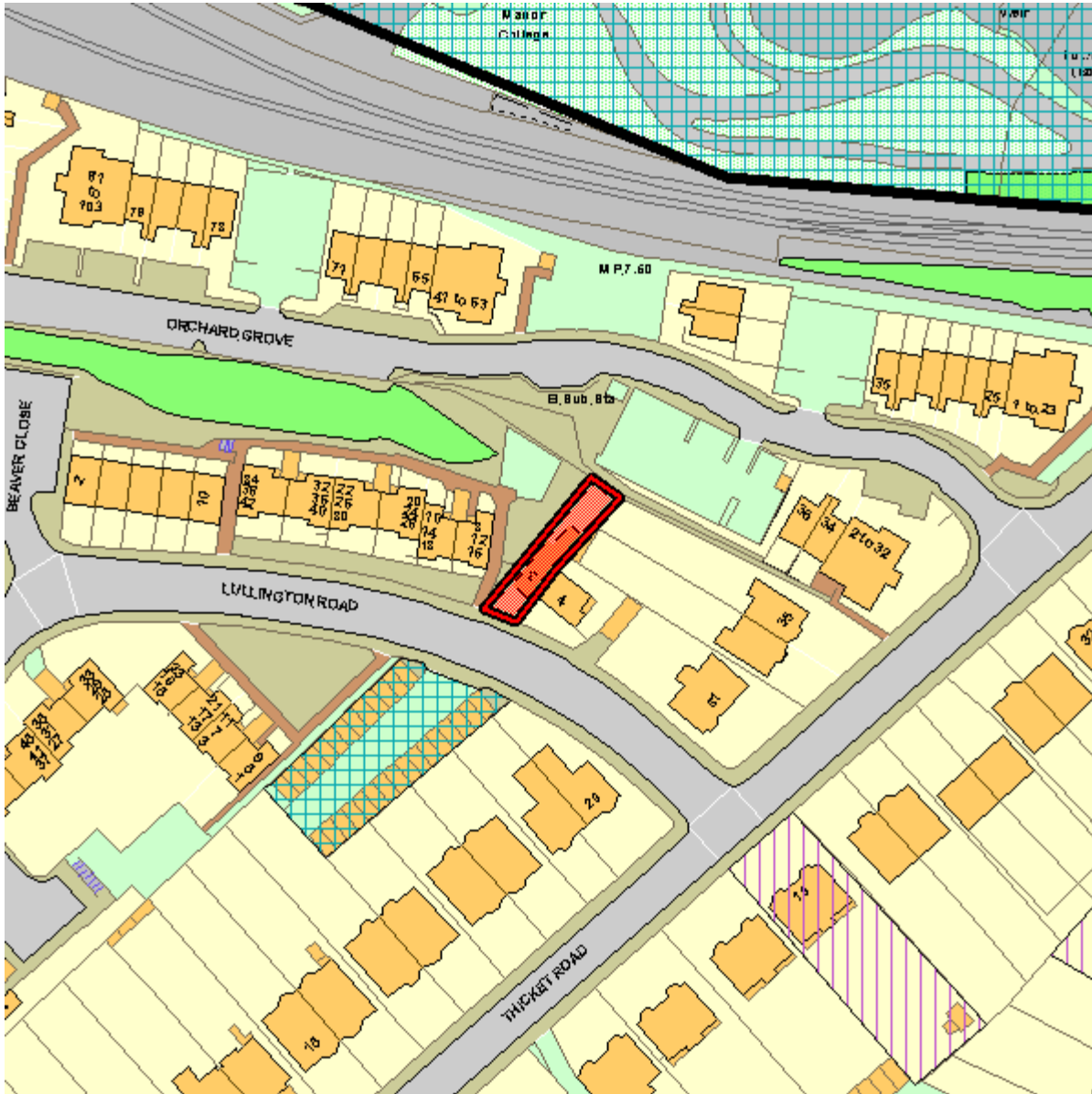
- (a) the appearance of the development in the street scene;
- (b) the spatial standards of the area;
- (c) the relationship of the development to the adjacent properties;
- (d) the character of development in the surrounding area;
- (e) the impact on the amenities of the occupiers of adjacent and nearby properties;

- (f) the light and outlook of occupiers of adjacent and nearby properties;
- (g) the privacy of occupiers of adjacent and nearby properties;
- (h) the housing policies of the development plan;
- (i) and having regard to all other matters raised including concerns from neighbours.

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